

Draft Minutes for
Langham Parish Council (LPC) Planning Committee
14th June 2022 6:30pm

Present: Cllr Bottwood, Cllr Thorpe, Cllr Freeman, Tony Ellis

In Attendance: Clerk Carol Harbach
0 Members of the public

20/155 Welcome and explanation and Apologies for absence

Cllr Bottwood welcomed everyone to the meeting.
There were no apologies for absence.

20/156 Declaration of Members Interests

None arose. If any declarations do arise, they can be made during the meeting.

20/157 Agree Notes from the last Planning meeting held 23rd March 22

As this is a new committee and Cllr Bottwood is the only original member left the minutes were noted as a true and accurate account.

20/158 Matters arising from this meeting

Vistry Homes - Cllr Bottwood had followed up the fact the 50% of build agreement had not been put up on the Colchester Borough Council (CBC) website. This is now on the CBC website completed and discharged.

Cllr Bottwood – Barbara Moss-Taylor - contact with the Environment Agency. The PC had more questions re flow figures etc. A letter was sent 4th April 2022. Completed and discharged.

Ardleigh Interchange update – Next group meeting is the 5th July 22. Completed and discharged

Delegated powers for planning committee – has now been rectified and the website is now same as the terms of reference. Completed and discharged.

It was discussed whether Hayley Parker-Haines should also be the planning officer for the new planning application covering Wick Road. Hayley is the officer covering the Williamsons Developments' application for School Road and it was debated whether having Hayley on both would provide a level on continuity about the issues facing Langham – the PC decided against this as it was thought that different officers may be better. Closed and discharged.

Oakbury planning application response was submitted before the date required completed and discharged

20/159 Public Open Forum (maximum 10 minutes)

Questions to be noted and answered at the next meeting.

No members present

20/160 Planning applications

221119 - East Anglia Green, Pylons project

The PC submission has been added to the website, forwarded to Sir Bernard Jenkin's office and added to the National Grid website.

Sir Bernard Jenkin's report has arrived and been circulated to councillors and will go on to the website.

221207 - land at Park Farm, south west of, Langham Lane, Langham Colchester

Application for a Lawful Development Certificate for proposed new means of access to/from Langham Lane 7.7.22. The LPA have told the applicant to submit 2 separate

planning requests. The concerns expressed by the PC in previous responses are still relevant and remain a concern, mainly centering around the proposed new junction in Langham Lane. There is also no evidence of a Langham Lane being a main route for farm traffic. There were concerns that this was an access for future new development rather than farm access. The danger caused by bale lorries and trailers exiting the site onto Langham Lane was also a serious concern as the turning circle would take them to the far carriageway, ending up facing traffic travelling towards them in a national speed limit road with blind bends. Comments will be added in the PC response.

221208 - Land at Park Farm South-West of, Langham Barns Business Centre, Langham Lane, Langham Colchester CO4 5ZS Application for prior notification of agricultural or forestry development - proposed road. 18.6.22 Cllr Bottwood will add some wording and comment on the last PC response to the planning application.

221175 - Pole Barn SW of, Windyridge, Langham Lane, Boxted Colchester CO4 5HY Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion. 11.7.22 It was thought that the PC does not need to comment on this as the site is outside the Langham settlement boundary. If the authority has a mind to approve this the PC would not expect any further development.

221385 - Glebe House, Rectory Road, Langham Essex CO4 5PP - Conversion of the existing Coach House to an entertainments space ancillary to the main dwelling along with a new detached garage with workshop (Resubmission of 213393)
223186 - Glebe House, Rectory Road, Langham Essex CO4 5PP - Conversion of the existing Coach House to an entertainments space ancillary to the main dwelling along with a new detached garage with workshop (Resubmission of 213393)
Previous concerns and comments will be resubmitted as they are still relevant.

20/161

Vistry Homes Ltd Planning Application 191830

Footings are going down but not a lot of movement at the moment.

20/162

Williamsons Developments' Outline Planning Application 220595

No further progress on this at moment. Highway response will be looked at by Parish Councillors.

20/163

S106 Developer Contributions

- Project lists including Langham Church requirements

Cllr Bottwood will be having a meeting with the CBC Community Facilities enabling officer at LCC on the 20th June 22 with a representative from LCC present.

A project list for S106 contracts and also a list for Unilateral Undertaking's contributions is required by CBC.

The Church warden has contacted the PC regarding some money for church projects from S106 monies.

The PC have invited the warden to a meeting with them so the PC are aware of the requirements he is considering.

A S106 working party will be put together regarding covering the requests from the various areas. Cllr Thorpe will take this to the recreation ground committee and report back to the planning committee with the suggestions made.

Allotments will be taken up by Cllr Freeman to see where these could be sited and to look at the other allotment requirements that are needed.

20/164 **Follow up meeting with Anglian Water (AW) & Sir Bernard Jenkin**
Sir Bernard Jenkin office will be chased to arrange a date to meet as AW have not come back with any dates. Cllr Bottwood will follow this up.

20/165 **Ardleigh Interchange update**
- Surya Foods, Tendring Planning Application 20/00594/FUL
No further developments.
- Working Group with Dedham, Ardleigh and Langham
It was discussed that it might be an idea to introduce infrastructure as part of Planning Committee responsibilities as planning and infrastructure are becoming more entwined. This was agreed by the committee. Date for the next meeting of the working group is the 5th July.

20/166 **Items for the next Agenda**
Updates on above issues.
Village Gateways from community budget

20/167 **Time and date of next meeting**
To be agreed.

Chairman closed the meeting at 8pm